

PLANNING &
DEVELOPMENT



Development
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November 6, 1998



000972

Mr. Arnold Stalk
Maryland Villas, Limited Liability Company
P. O. Box 371179
Las Vegas, Nevada 89137

RE: SD-40-97(1) - REVIEW OF CONDITION

Dear Mr. Stalk:

Your request to Review Conditions Number 2 (To allow wrought iron fencing on the property line instead of a block wall set back 10 feet) and Number 3 (To allow walkways within the required landscape areas) on property located on the east side of Maryland Parkway, between Harris Avenue and Wilson Avenue, FOR A PREVIOUSLY APPROVED 108 UNIT, THREE-STORY APARTMENT COMPLEX, Size: 5.00 Acres, Ward 3 (Reese), APN's: 139-26-412-001 through 004, 139-26-413-001 and 002, was considered by the Planning Commission on November 5, 1998.

The Planning Commission unanimously voted to recommend APPROVAL of your request, subject to the following:

1. This approval applies only to the landscaping and wall issues as requested by the applicant. Approval of this request does not imply approval of the building elevations as submitted by the applicant.
2. Original Condition Number 2 shall be modified as follows: Construct a wall with a three foot solid block base topped by three feet of wrought iron fence in between solid pilasters spaced 20 feet on center along the south, east and west property lines.
3. Original Condition Number 3 shall be modified as follows: The landscape planters along the south, east and west property lines can include walkways and retaining walls as depicted on the submitted site plan.
4. Conformance to the remaining Conditions of Approval of SD-40-97.

This item will be considered by the City Council on December 7, 1998, at 2:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative choose not to attend, the City Council may act in your absence without your input.

Sincerely,

Andrew P. Reed, Senior Planner
Current Planning Division

APR:sd

cc: Ms. Michelle Stalk
726 Casino Center Drive, #207
Las Vegas, Nevada 89101

Mayor
Jan Lavery Jones

Councilmen
Annie Adamsen
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